



Fwd: Letter from Jack and Joanne for Supervisors for June 3 rd meeting.

loperjack to: rhostetter

05/20/2014 01:38 PM

From: loperjack@aol.com
To: rhostetter@co.slo.ca.us

Hi Ms. Hostetter, Would you please forward this Letter to the Supervisors for the June 3rd meeting.
Thank you, Jack Loperena

-----Original Message-----

From: loperjack <loperjack@aol.com>
To: LLooperena <LLooperena@aol.com>
Sent: Mon, May 19, 2014 2:21 pm
Subject: Fwd: Letter from Jack and Joanne for Supervisors for June 3 rd meeting.

-----Original Message-----

From: loperjack <loperjack@aol.com>
To: loperjack <loperjack@aol.com>
Sent: Mon, May 19, 2014 12:58 pm
Subject: Letter from Jack and Joanne for Supervisors for June 3 rd meeting.

Dear Ms. Hostetter,

Jack and Joanne are the applicants of this project on Studio Drive in Cayucos. The Loperena's are by no means outsiders or newcomers to Morro Bay and Cayucos. Jack's father bought two lots on Kern Street in Morro Bay in the 1920's and his father-in-law, Jack Surfluh was the first Mayor of Morro Bay in 1964.

Jack and several members of his family attended or graduated from Cal Poly or Cuesta College. Jack's niece, Donna Loperena, was the first Student Body President of Morro Bay High School in 1961. Donna and her husband Dick Shaw still reside in Morro Bay and continue to pay taxes to S.L.O. County. Jack and Joanne own a home in Morro Bay and Jack's 5 brothers and sisters all owned homes in Morro Bay or Cayucos. Now, seven of his nieces and nephews are the owners and are still paying taxes to S.L.O. County. Also paying taxes to S.L.O. County are the buyers of the prime lots from the 13 lot Ironwood Ct., Morro Bay Sub-division that Jack built on property he has owned for nearly 40 years.

In 1974 Jack bought this Studio Drive lot from Joe Warnegarius, the S.L.O. County Assessor. He bought this lot before Dr. Pludow purchased his lot next door. Both lots were for sale at the time Jack bought his lot. However, Jack bought the smaller lot because of the view and knowing that no one could ever block his wonderful view.

After Dr. Pludow built, Jack approached him about trading the common boundaries that separates the lots so that Jack's lot would be wider to build on and Dr. Pludow would have both access to the beach (which he never had) and also a better view when Jack finally built on his lot. Dr. Pludow refused to discuss the trade-off.

In 1980 Jack obtained a building permit for his lot. Jack's brother who was a building contractor in Morro Bay and Cayucos had submitted a house plan which was approved by S.L.O. County and a permit was issued. Jack, due to financial problems and a bad economy let the permit expire.

Jack and Joanne have spent nearly \$300,000.00 in 9 years on this project. We agreed to pay \$106,000.00 for an EIR which was supposed to solve all of our problems. However, one of the Planning Commissioners disagreed with the EIR even though it was prepared by experts chosen entirely by the Planning Staff. The extra work that was caused cost Jack and Joanne \$19,630.00 plus much more

Attachment 9 - Letter from Jack Loperena

expense. This extra work was requested by the planning Commission to insure that the Public Revue Process was clear, objective, and open. I think the Commissioners should obey all of the Rules and Regulations in the Building Code and not penalize Applicants who do abide by the Rules.

Jack and Joanne, the Planning Department, and Shoreline Engineering have all abided by the Rules and Regulations in the building Code, and I think the commissioners should do the same. We have not asked for any variances or special treatment on this Project.

Sincerely, Jack and Joanne Loperena